

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF HAROLD BROWN
OF HAMILTON REALTY COMPANY
DISPOSITION PARCELS 13-B, C, D AND E
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Harold Brown of Hamilton Realty Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 13-B, C, D and E in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Harold Brown of Hamilton Realty Company be and hereby is tentatively designated as Redeveloper of Disposition Parcels 13-B, C, D and E in the Fenway Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

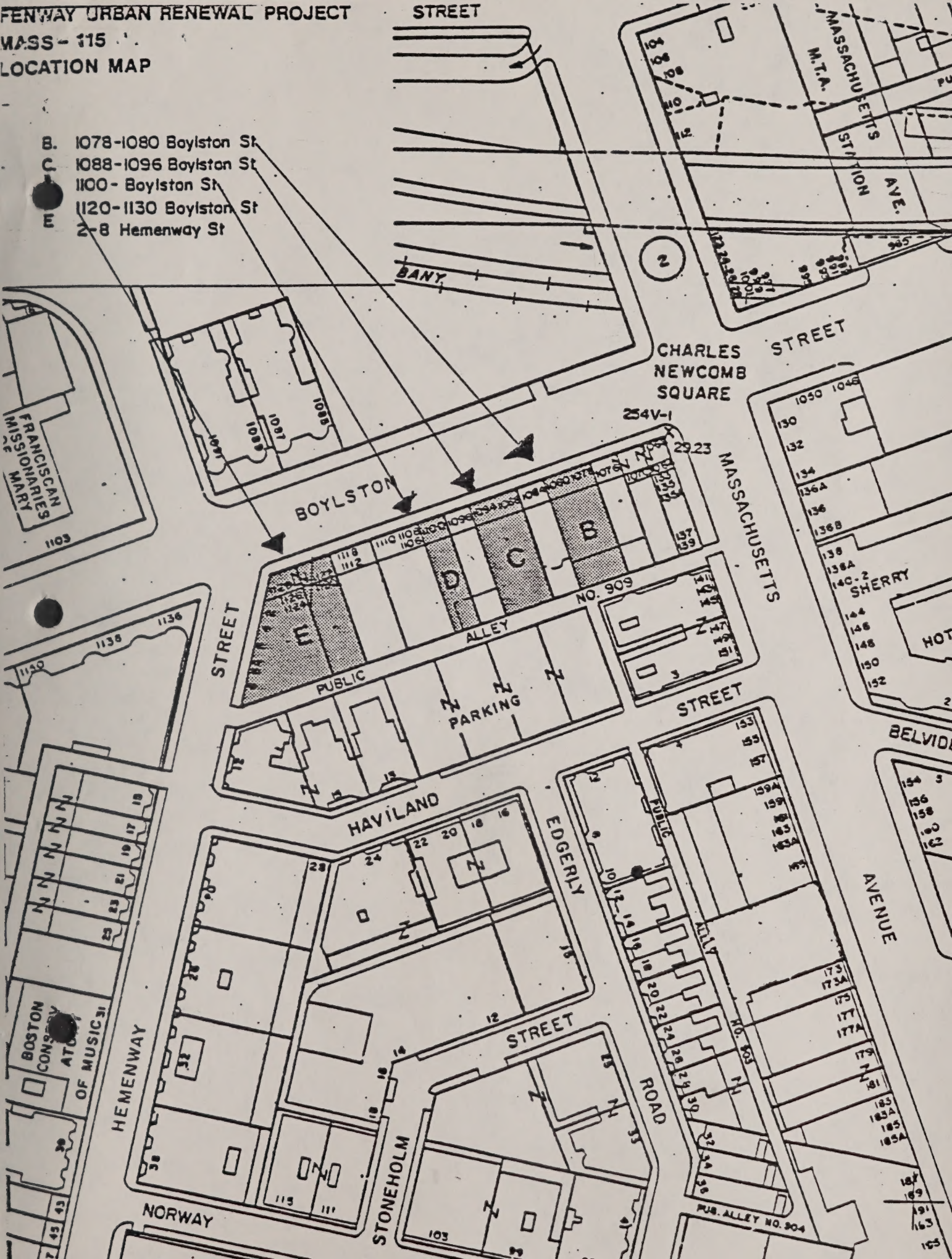
2. That disposal of Parcels 13-B, C, D and E by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

FENWAY URBAN RENEWAL PROJECT
MASS - 115
LOCATION MAP

- B. 1078-1080 Boylston St
- C. 1088-1096 Boylston St
- 1100 - Boylston St
- 1120-1130 Boylston St
- E. 2-8 Hemenway St



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹Telephone
783-0039

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Harold Brown, d/b/a Hamilton Realty Co.
b. Address and ZIP Code of Redeveloper: 39 Brighton Ave., Allston, MA 02134
c. IRS Number of Redeveloper: 04-2275184
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority*(Name of Local Public Agency)*is Fenway R-115*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of MA
is described as follows²

Parcels 13-B, C, D, & E

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☒ Other (explain) individual

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Harold Brown
39 Brighton Ave.
Allston, MA 02134

owner, 100%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$
- b. Cost per dwelling unit of any residential redevelopment \$
- c. Total cost of any residential rehabilitation \$1,060,000.
- d. Cost per dwelling unit of any residential rehabilitation \$ 20,000.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1078 - 1080 Boylston Street	\$	\$
1st Floor Commercial	3.00 per square foot	
2nd-3rd 4 Studio Duplex Apt.	300.00	
1088 - 1094 Boylston Street		
1st Floor Commercial	3.00 per square foot	
2nd 4 Studio Apartments	250.00	
3rd 4 Studio Apartments (Deluxe)	300.00	
1100 Boylston Street		
1st Commercial	3.00 per square foot	
2nd-3rd 2 Studio Duplex Apts.	300.00	
1120 - 1130 Boylston Street		
1st-2nd Commercial	3.00 per square foot - 2.50	
3rd-6th Studio -1 Bedroom	250.00-300.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Rents include heat and hot water. Parking lot in rear to be requested.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N/A

CERTIFICATION

I (We) Harold Brown

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 4/6/79

Dated: _____

Harold Brown
Signature

Signature

owner
Title

Title

39 BRIGHTON AVE, AUSTIN, TEXAS 78701-34
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Harold Brown, d/b/a Hamilton Realty Company
b. Address and ZIP Code of Redeveloper: 39 Brighton Ave., Allston, MA 02134
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Fenway R-115

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA,
is described as follows:

Parcel 13-B, C, D & E

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
4. a. The financial condition of the Redeveloper, as of 12/31, 1977,
is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: M. Blank & Co., 39 Brighton, Allston, MA 02134
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT1st National Bank of Boston
Boston, MA\$ See Attached
Financial Statement

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

See Attached Financial Statement

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

\$

See Attached Financial Statement

7. Names and addresses of bank references:

Fred Scott, First Vice President (434-2542)
1st National Bank of Boston

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 3.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Commonwealth Apts., 1148-1152-1156-1160 Commonwealth Ave., Allston
211 units rehabbed 1968 under FHA 221d4 program. Project #023-35017
Commonwealth Gardens, 1131-1137 Commonwealth Ave., Allston
28 units rehabbed 1965 under 221d4 program. Project #023-35003

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Harold Brown B-C Bld. license #3547. Rehabbed approx. 2000 units Boston suburbs.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ approx. 5.0 million

General description of such work:

132 luxury units - new construction 125-135 Pleasant St., Brookline. 1977.

110 units rehabbed vacant medical bldg., 481-483 Beacon St., Boston (Back Bay). 1976.

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
Buttonwood Bldg.	101-109 State St. Boston (commercial)	\$ 650,000	10/1/79
Chestnut Hill Apt.	1868-1880 Comm. Ave. 324 Chestnut Hill Ave. (residential) 120 units	250,000	6/1/79
Comland	1706-1710 Comm. Ave. (residential) 31 units	300,000	6/1/79

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

23 yrs. experience rehab & new construction Boston & suburbs.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain:

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain:

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Harold Brown

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 4/6/79

Dated: _____

Harold Brown Signature

Signature

Owner

Title

Title

39 Brighton Ave., Allston, MA 02134

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

MILTON BLANK

Certified Public Accountant

39 BRIGHTON AVENUE, BOSTON, MASSACHUSETTS 02134

TEL. (617) 783-0444

ROBERT L. BLANK
BARRY SIDMAN

April 6, 1979

Boston Redevelopment Authority
City Hall
One City Hall Square
Boston, MA

Dear Sir:

I am an independent Certified Public Accountant,
regularly engaged by Harold Brown of 77 Bay State Road, Boston,
Massachusetts. I certify that Harold Brown has net worth in
excess of \$1,000,000.

Sincerely,

Milton Blank
Certified Public Accountant

MB:hsb

Fen PAC

Fenway Project Area Committee
167 Massachusetts Avenue
Boston, MA 02115/(617) 536-2653
November 10, 1978

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Mr. Ryan:

At the November 7, 1978 FenPAC meeting, a quorum of the PAC unanimously passed the following motion:

FenPAC recommends to the Boston Redevelopment Authority, after full consideration of all proposals for the development of Parcel 13 (1078, 1088, 1100, and 1120 Boylston St.), that Harold Brown of Hamilton Realty Trust be given tentative designation as developer for Parcel 13 based on his modified proposal as presented to both the BRA and FenPAC (at the 10/24/78 FenPAC meeting) with the following understanding: that the designated developer intends to continue to work with FenPAC and the BRA in design, development, and marketing concepts, and further, that the designated developer intends to enable to the best of his ability the allowance of existing commercial tenants to remain on Parcel 13.

FenPAC and its Development Analysis Committee feel that detailed discussions over several months with the nine proposal writers, the owners and merchants of Parcel 13, our development consultant, and the many community residents concerned about the future of this parcel guided an informed recommendation of a developer for the four BRA buildings. We are confident that Mr. Brown possesses the ability and sensitivity to promote a quality development. Prospects for the reclamation of this essential commercial block have never seemed brighter.

RECEIVED
NOV 13 1978
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

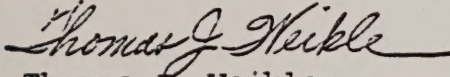
Mr. Robert Ryan

-2-

November 10, 1978

I look forward to our meeting next week to discuss on-going efforts on Parcel 13 and other planning issues relevant to the Fenway community.

Sincerely,



Thomas J. Weikle
Administrator

TJW:jl

cc: Dave Baker, BRA
Bonnie Heudorfer, BRA
Jim Campbell, OPD
Rick McLaughlin, OPD
Jeff Stoneberg
Mission Hill Food Coop
SAPBOA
Suffolk Franklin Bank
William and Edward Aronson, Gainsboro Cafe
Alvin L. Bluestein, Samuel Bluestein Co.
Harold Brown, Hamilton Realty
William D. Burney, Jr., Housing Innovations, Inc.
Leonard Kadish, Kay-Bee Antiques
Myer Silver, Boylston St. Economic Development Assoc.
Peter Papesch, Neighborhood Design-Build Corp.
Maria Rowe, American Buddhist Shim Gum Do Association
Arthur D. Ullian, Boston Investment Company

MEMORANDUM

May 3, 1979

3771

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL AREA,
PROJECT NO. MASS. R-115
PARCELS 13-B, C, D and E
TENTATIVE DESIGNATION OF REDEVELOPER

On January 29, 1978, the Authority advertised for development proposals to encourage and promote low-key modest rehabilitation of the below-listed BRA-owned parcels in an effort to maintain the existing residential and commercial mix on Boylston Street located between Massachusetts Avenue and Hemenway Street in the Fenway Urban Renewal Area.

<u>Parcels Advertised</u>	<u>Address</u>	<u># of Floors</u>	<u>Current Use</u>
13-B	1078-1080 Boylston St.	3B	Commercial/Residential
13-C	1088-1094 Boylston St.	3B	Vacant/Boarded Up
13-D	1100 Boylston Street	3B	Vacant, except food co-op 1st floor
13-E	1120-1130 Boylston St.	6B	Commercial/Residential (Residential 80% vacant)

Of the nine proposals submitted to the Authority, Harold Brown, d/b/a Hamilton Realty Company, has demonstrated the ability to carry out a rehabilitation program that conforms with the criteria of the Development Kit and the goals of the Fenway business and residential community.

Harold Brown, the Principal owner of Hamilton Realty Company, oversees all operations of the company such as acquisition, development, taxes, finance and community involvement. Hamilton Realty Company is being recommended over the other proposals submitted because of their skill and experience accumulated since the 1950's in the field of rehabilitation and management of over 5,500 apartment units as well as commercial properties in the Boston area. Their ability, past experience, and demonstration to negotiate with local businessmen to remain in their present location with long-term leases and below market rents were also major factors in recommending this company as redevelopers.

The Fenway Project Area Committee passed a motion on November 7, 1978 recommending tentative designation of Harold Brown as developer for the above-mentioned parcels.

The developer's intention is to apply for 121A approval with the project financed conventionally by the Suffolk Franklin Savings Bank. The estimated cost of this project is over one million dollars. The architectural firm of Innovative Design Associates, Inc. will be retained to provide their services for Hamilton Realty Company.

The scope of the rehabilitation program is to renovate existing store fronts retaining existing commercial tenants at below-market rents. The upper floors will be extensively rehabilitated for studio, one-bedroom and art studio-type apartments, for a total of 38 units. New roofs, plumbing, wiring and heating systems are planned, along with exterior restoration to preserve the local architectural flavor of the area.

It is therefore recommended that the Authority tentatively designate Harold Brown of Hamilton Realty Company as Redeveloper of Parcels 13-B, 13-C, 13-D and 13-E in the Fenway Urban Renewal Area.

An appropriate resolution is attached.